

DOWNTOWN COMMISSION RESULTS

Office of the Director
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Tuesday, April 26, 2016
77 N. Front Street, STAT Room (Lower Level)

Planning Division
50 W. Gay St.
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Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
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I. Attendance

Present: Steve Wittmann (Chair); Michael Brown, Tedd Hardesty; Kyle Katz, Robert Loversidge; Mike Lusk; Jana Maniace

Absent: Otto Beatty, Jr.; Danni Palmore

City Staff: Daniel Thomas, Daniel Blechschmidt, Brandon, Kelly, Ashley Senn

II. Approval of the March 22, 2016 Downtown Commission Meeting Results

Motion to approve (7-0)

III. Old Business

Case #1 16-4-1

17:00

Address: 358 Mt. Vernon Avenue The View on Grant

Applicant and Property Owner: JSDI Celmark, LTD.

Design Professional : Jonathan Barnes Architecture and Design.

Request:

Cantilever over R.O.W. approval prior to submission to Public Services.
CC3359.05(C)1)

This project was conceptually reviewed last month, see attached Results. Per motion of the Downtown Commission, a Certificate of Appropriateness for the Removal Start to take out the brick and window fill opening up the window areas to their original sizes has been issued.

Discussion

JB – asking for recommendation to R.O.W. for cantilever and update of overall design. Will come back for final. Additional stories will make the terminus / view more pronounce along Grant Ave. New 8th floor is split between amenities and condensers. There will be three open terraces on the 8th floor. There will be a 12 ft. addition to the north, which is into a private alley. Orange will be used as an accent color. Multi-pane, industrial type windows will be used, similar to the Julian. There will be a transfer level of 4 feet between roof of old and base of addition. The original parapet will be intact with addition above. The separation will be lit. The brick will be painted dark grey. Two of the original faces (N & W) are already painted. And covered with asbestos material so they have to be encapsulated.

SW – we can endorse the cantilever but not necessarily approving all aspects of the design. Permission to negotiate with Public Services up to 10 ft., which to me seems a little out of balance. We will still discuss details and massing. Implicit in that is that the Commission is agreeing with some degree of a cantilever. JB – I think the cantilever is needed and appropriate. If the cantilever was only 3 or 4 ft. it would look like a mistake. City's policy seems to be up to 7 ft. is not too much. MB – like to make a motion to accept cantilever. This project is big, bold and creative. KK – 2nd.

RL – Like the idea of the addition, the cove lighting. But I have some concerns about massing of top. Seems to be too heavy. Maybe two stories would be better or the third story recessed for outdoor space. JB – this has finance, pro-forma implications. KK – the color of the entire building, upper floors might affect massing – differentiate one of the upper floors – make it look like the base building. It looks like an addition plunked down.

Results

Motion to approve referral to Public Services for the 10 ft. (max) cantilever. Applicant will return for final review. Chairman has elected to not vote at this meeting, votes will be reflective of this. (6-0)

Case #2 16-4-2

36:48

Address: 114 North Front Street (project, in total, also includes 31-53 W. Long St.)

Applicant and Property Owner: Long Street Associates LLP

Design Professional : Genesis Planning & Design

Request:

Certificate of Appropriateness for the storefront rehabilitation of 114 N. Front Street. Larger project also includes the renovation of three late 19th or early 20th Century buildings (4, 7 & 3 stories) into apartments and street level retail (31-53 W. Long Street). CC3359.05(C)1)

Cravings Café is scheduled to move into the space. This project was heard at the January 2016 meeting, see Results. At that time a rooftop patio was included. The patio is not part of the current application. Note also – signage is also not part of this application.

Discussion

Conceptually review in January 2016. Signage will be separate application. BD – the mullions will be a dark bronze. The original openings are beneath the plywood. Tenant is responsible for the sign. They were going to do a new sign but recently are considering retrofitting the old. BD doesn't feel this is necessarily a good idea. Q – will this have to go to the full Commission? MB – has been done administratively. SW – the rest of the storefront is attractive, you might be compromising by retrofitting. Maybe integrate something right in the window. BD – the windows will be pretty flush to the front. SW – maybe they should be recessed a little bit. The storefront metal has the glass recessed. The door will be moved to the right for ADA. MB – motion to accept. KK – 2nd.

Further discussion. JM – opportunity to give café more identity with door. Could explore. BD – a lot of new visibility with new glazing. RL - In swinging door at restaurant? DJT - Typically dealt with at plan review or Public Service phase of review.

Results

Motion to approve. (6-0)

Case #3 16-4-3

45:02

Address: 260-266 South Fourth Street / Stoddart Block / Hadley's Bar & Grill

Applicant and Property Owner: Stoddart Block Limited Partnership

Design Professional : Sandvick Architects

Request:

Certificate of Appropriateness for the storefront and sidewalk café. CC3359.05(C)1)

The larger portion of the Stoddart Block project was approved by the Commission in May 2014. This project was conceptually reviewed in January 2016 (see attached Results). Signage for Hadley's was administratively approved in late January 2016.

Discussion

Nano doors have been replaced by French double doors to sidewalk café. Other changes are making the transom to have treatment similar to the transom on the right and eliminating some of the sidewalk café on the far left. This will be detailed similar to the adjacent 16 Bit. Windows on the side will not open. There will be black awnings. Mullions will be dark bronze, as opposed to sandstone color to distinguish it from the other floors. Mullions sizes will be reduced. Vertical spindles will be black with a wood cap. RL – move to approve, MB – 2nd.

Results

Motion to approve. (6-0)

Case #4 16-4-4

0:52:00

Address: 56-62 E. Long Street

Applicant and Property Owner:: 56 Long Street LLC

Design Professional : DesignGroup

Request:

Certificate of Appropriateness for the renovation of a parking structure. CC3359.05(C)1)

A Building Order was issued by the City in September of 2013 to vacate the structure due to unsafe conditions and it has been vacant since. The structure recently changed ownership. The project was conceptually reviewed by the Commission in January 2016, see Results.

Discussion

Brad DeHays – has been working with Traffic Management on entrance to car wash. TM – general agreement on curb cuts, working out details. A - Storefront on the west will be rehabbed and painted to match new colors. There will be an opportunity for the driver entering the garage to turn around and exit before entering to pay. TH – streetscape issues, it's applicability. This will be administered by Public Service. A – there will be signage for garage entrance and for car wash, but that is intended to come back. RL – project is of service to the city.

A – what are the improvements from the Streetscape Standards we need to be incorporating? TH – 150ft rule. Trees, secondary curbs. Interruption by curb cuts a factor. RL – some form of treatment should be expected. SW – are you willing to come back on the streetscape issue (and signage)?

Results

Motion to approved. (6-0)

Case #5 16-4-5

1:07:30

Address: 175 E. Town Street

Holiday Inn

Applicant and Design Professional: Berardi + Inc. **Attorney:** Donald Plank

Property Owner: Capital Square Hotel LLC

Request:

Certificate of Appropriateness for renovation, rebranding and signage of hotel.
CC3359.05(C)1)

The renovation / branding of the Holiday Inn was presented to the Downtown Commission in September 2015.

Discussion

Berardi (Rolando M) – Colors from light taupe to gray, sign and porte cochere, which will have a sweeping curve (some of the Holiday Inn branding). Metal panels will also be introduced., as will a base of cultured stone. There will be LED lighting softly flooding the sign on the west elevation as part of the new branding of the building The west wall is cast in place concrete. JM – asked if people in rooms would affected by the LED light. RM – said that had been discussed but did not feel it would be an issue. SW – how well would the gradation of colors work. RM – the scope of work has eliminated the landscape portion of the plan. The burger sign was left intentionally smallish. RL – move approval, MB – 2nd

Results

Motion to approve (6-0)

Case #6 16-4-6

1:18:30

Address: 72-90 N. High Street

The Madison

Applicant and Property Owner: Richard T. Day

Design Professionals : Meyers + Associates Architecture, EDGE Group

Historical Consultant: Jeff Darbee

Request:

Certificate of Appropriateness for the renovation of three late 19th or early 20th Century commercial buildings (6, 4 & 6 stories) into apartments and street level retail. Project also includes the demolition of 90 N. High (the former Experience Columbus Building) and the construction of a promenade leading from High St. to Pearl St. CC3359.05(C)1), 3359.23

A conceptual review for this property occurred in October 2015.

Discussion

Tedd Hardesty abstaining. RD – Project has gone thru the rigors of the State Preservation Office to obtain tax credits, both state and federal. M+A – mixed use retail, office and apartment. SW – are you asking for approval on the promenade as well? A – we think that the promenade is still on a conceptual level, we'll be back on this. There will be an expanded fence line adjacent to the promenade, until the second phase. Impact of this project in conjunction with the 85-111 Edwards project across High Street. How do we incorporate the new streetscape standards? Elements reflect this. Includes pedestrian connectivity from High to Pearl. Project also includes an element on the middle 4-story building connecting uneven upper floors on the two adjacent 6-story buildings. This element will be setback. There has been some careful selective removal of exterior for exploratory purposes. Discussion of the northern façade of the White-Haines Building, it's material (parch coat) and parameters established by historic review for its treatment. There will be new storefronts and windows on High Street, historically accurate window details, whenever possible. The new windows on the north façade are different to clarify the difference between old and new. New restaurant space, including along promenade. Rear elevation will have industrial style windows. Colors of the buildings will be slightly differentiated. The promenade will be gated for security. MB – the north façade looks almost too muted, explore more

interest in colors and treatment. A – tenants will be involved in the evolution of this area. We will come back when more details are known. This is also true with signage for the whole project. KK – north face – needs something to give it more interest. RD – we would love to do something more elaborate but historic review is in effect. SW – there might be things you can do off of the building – trellises, etc. MK – freestanding. RL – promenade looks a little suburban (not urban design) at this time A – Remember – there will be another building adjacent to it. KK – move to approve.

Results

Motion to approve. (6-0)

Case #7 16-4-7

1:39:05

Address: 382-404 East Main Street

Applicant and Architect: M&A Architects

Property Ownership (current): 382 E. Main – K F IV Limited Partnership
404 E. Main – Klean A Car Inc.

(future): Grant Hotel Partners LLC

Attorney: Jack Reynolds (Smith & Hale LLC)

Request:

Certificate of Appropriateness for Revisions to Elevation and Approval of Details.

The project was approved by the Downtown Commission in November 2015 with the condition for return of landscape (including sidewalk) signage and lighting. Identify speaker box, relate that to the adjacent apartments.

Discussion

Mike Lusk recusing. JR – Slight changes made to the elevations per Hilton request. Other Home2 prototypes shown.

Hilton – doing Canopy as well. Thinks that this is a great location, particularly in relationship to Children's Hospital. Adjustments to façade in terms of brand identity. SW – don't think there is a problem with the elevation changes. JR – on to signage. Tenant signage will come back. As well as coming back with the drive thru box. Focus now on lighting too.

Landscape plan – patio area on private property. Streetscape – TH – not to standard. Staff – tree spacing is basically the same as parallel parking bay width – 23 ft. O.C. 3 & 5 trees are represented in the submission – 9 would probably be required per standards. TH – caliper size and species were figured into the standards to allow for retail exposure. Implementation aspects discussed. TH – project should be expected to conform. JR – certain amount of disconnect and were looking for direction from Commission. SW – do you have a problem with coming back and trying to comply? Kind of new, consistency. We can give okay on building. TH – they can go straight to Public Service for their review. Signage described. Lighting shown, including under canopy LED wash for retail on Main St. SW – complements applicants for efforts to improve product.

Results

Motion (MB) to approve building changes and hotel signage. Will come back for tenant signage and order box for drive thru. Will return with streetscape plan to staff after Public Service review. (5-1-0)

V. New Business - Requests for Certificate of Appropriateness

Case #8 16-4-8

1:57:00

Address: 141 North Fourth Street

Pins Mechanical Company

Applicant and Design Professional: Joe Schmidt

Property Owner: General Tire Sales LLC

Attorney: Troy Allen / Rise Brands (Building Tenant – Business Owner)

Request:

Certificate of Appropriateness review for the conversion of a former General Tire Sales Building into a bar and gaming place. Includes fenced-in outdoor patio . . CC3359.05(C)1)

Discussion

Troy Allen (also owner of 16 bit). Social gathering place. 2 large patios. Anticipates putting a lot of green space in front. Will come back. Basic restoration of old building. Opening up two of six bays. Putting in large monitor for interior lighting. Confusion of nature of CoA. Approval of explicit building plans with coming back for exterior site details.

The applicant intends to paint the brick a darker grey. (Will submit color) Current façade elements from the tire shop (curves) have already been take off. Pins concept is based upon an industrial feeling. Storefront system will be black. SW – need to see samples for the material, include lighting. A - Will also include murals. JM – questions about patio and fencing. A – will comply with liquor control height. TH – believe that Streetscape Standards would apply, especially on Fourth Street. SW – staff can deal with colors. RL – patio design on drawing but still unclear. A Part of the patio will be covered, the existing cover will be reskinned with a galvanized material (bring materials). MB – approve building and bring back. JM – make fence larger. RL think about the fence not being in wood. I think this is going to be fun.

Results

Move (MB) to approve for building only. Will bring back details on patios, patio materials, paint colors, landscape, streetscape, lighting, paint. (7-0)

Case #9 16-4-9

2:15:45

Address: 2 Miranova Place

Isaac Wiles

Applicant and Design Professional: SignCom

Bruce Sommerfelt

Property Owner: CH Miranova Corporate Tower LLC

Request:

Certificate of Appropriateness for skyline graphic on the north elevation of the building (Isaac Wiles CC3359.05(C)1) CC3359.25

Results

Move to approve. (6-0)

Case #10 16-4-10

2:19:00

Address: 145 E. Rich Street**Applicant and Design Professional:** Morrison Sign Company

Violetta Morrison

Property Owner: Michael Tomko / 145 Rich Street LLC**Request:**

Certificate of Appropriateness for banners.

CC3359.05(C)1) CC3359.25

Discussion

A – initial proposal would be to do two banner signs as proposed. It was clarified that the owner of the property plans on expanding this to six banners. There will be no lighting associated with these. MB – attractive, but a little large for the building. TH – the idea is okay but has issues with both height and width. JM – likes concept but the width tends to hide the building. A - The awning is not part of the proposal, which is not there currently. RL – would it work if the banners were a little smaller, 3 ft. instead of 4 ft.? A – could go back to owner. SW – what about the height? RL – I’m okay with that. The building needs a little attention drawn to it. MB – I think it should come up to where the fourth story windows start. From different directions, I think it blocks the view of the windows. TH – Nice detail up there. SW – I agree. We could vote on the way it was submitted or conditionally approved based on alteration. A – I don’t think the width would be an issue. RL – motion to approve the six banners as submitted with the exception of the banners being 3 ft. wide as opposed to 4 ft. wide (height to remain). ML – option 2 would be to table and come back next month. A - I could go with making a smaller, bottom of the 4th fl. window, but would have to check with owner. RL – would prefer to leave them longer but 4th fl. sill would be agreeable to more Commissioners. Revised motion. SW -Come back if this doesn’t work for owner.

Results

Motion to approve six banners that would be 3 ft. wide and not exceed the fourth floor window.

Resubmit revision to staff. (6-0)

VI.Request for Certificate of Appropriateness for Advertising Murals**Case #11 16-3-9M**

2:26

SMD & HLS Bail Bonds ad mural**Address:** 88 W. Mound Street**Applicant:** Outfront Media / HLS Bonding Company**Property Owner:** Mound Street Partners / Kemp, Schaeffer & Rowe, Co., C.P.A.**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 88 W. Mound Street. Proposed mural — SMD & HLS Bail Bonds – “Download our free bail bond App”. There have been no prior ad murals at this site. CC3359.07(D).

The proposal was heard by the Commission last month – see attached Results. The new proposal has been reduced in width and lengthen slightly

Dimensions of mural: 17’W x 29’H, two dimensional, non lit**Term of installation:** Seeking approval for 6 months, May 1 through November 1, 2016**Area of mural:** 493 sf**Approximate % of area that is text:**

“Download the APP” only: 1%
Including screen text: 5%

Discussion

Tedd Hardesty recusing. SW – this is better. Fundamental question – this is a new location and am against mural creep. RL – much better, move approval. ML – 2nd. JM – still regards this, nature of the location and the product, too commercial – a billboard. Motion made and fails.

Results

Motion to approve (2-2) Loversidge, Lusk for; Brown, Maniace against. Motion fails

SW – talk about courses of action. Reduce this size of the bail bonds, make the phone a little smaller. Agrees with Bob L., that this is much better. A – are you suggesting that if you shrunk the phone size then this would be something that would be approvable? SW – you’re getting there, but it still reads billboard. A – is there something specific that we can take back to our client such as a reduction in the phone size. MB – my concern is location creep. Is it art or is it a billboard? I think that if things were reduced, that it would still look like a billboard. If it were one of the Apple ads, I don’t know if that would change my mind because of the location. A – the phone is centric to the art. JM – would have to see it. The current mural looks commercial. RL – are we rejecting it because it is a bail bonds? JM – I’m rejecting it because of the way the image looks. Nothing artistic or graphically interesting. It’s large, it’s on a wall that is clean, the front of the building is rather nice. No matter where it would be, what is it that makes it an artistic mural? ML – we also have a number of Commissioners who are here that would make a difference.

A - We had another idea that the client didn’t like that we thought we might bring by you – (birds flying the coup) – we are trying on getting to the artistic idea.. JM – I do like it better because it looks like there is an attempt to do something. MB – I still have a problem with the new location. SW – maybe move it a little to the right, off of the front corner. RL – the proportions of this one are much better than the one from last month. SW – bigger is not necessarily better.

Case #12 16-4-11M

2:36

Blu ad mural

265 Neil Avenue (Northbank Condos) – facing southbound Neil Ave. traffic

Applicant: Orange Barrel Media

Property Owner: NWD 300 Spring LLC

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 265 Neil Avenue. Proposed mural – Blu (3 Cig) – “Just you & Blu”. The Downtown Commission has previously approved numerous murals at this location, the latest being for Riunite Lambrusco. CC3359.07(D).

Dimensions of mural: 70’W x 31’H Two dimensional, non lit

Term of installation: Seeking approval from May 1 through May 31, 2016.

Area of mural: 2,170 sf

Approximate % of area that is text: 2.6%

Results

Motion to approve (5-0)

VII. Business / Discussion

Ludlow Street Conversion to One-way – Update

2:37:30

Dan Blechschmidt, Public Service , Traffic Management

Discussion

Was in front of the Commission at their October 2015 meeting. Concern about wayfinding, people finding the new City parking facility. Will need to be incorporated. Synopsis of why the one-way pattern is needed was distributed. Basically because the influx of traffic. Long Street will remain one-way eastbound and parallel parking will remain on Long Street. Traffic Management is here to request the Commission's recommendation. Area Commission's recommendation is sought whenever conversions occur. Two-way the rest of Ludlow is requested to accommodate traffic to and from other garages. RL – there will be 700 cars at the new garage. Only about 100 will be "customers". Most of the parkers will be familiar with circulation pattern. DB – original design avoided access directly off of Front St., alleys are typically where access is desired. Vote is request.

Results

Bob Loversidge recusing. Motion to approve (4-0-1)

Downtown Lighting – Conversion to LED - Color rendition

2:45:20

Discussion

Commissions have brought up the issue of color rendition of the new LED lights that are planned. The issue is that the color rendition is too blue. The light color was not part of the new Downtown Standards which focused on the physical standard – post and luminaire, as opposed to color. Representatives of the Division of Power were present and expressed the desire to work with the Commission. (300 degree Kelvin vs, 4000 degree). The City is moving away from High Pressure Sodium lighting. LED is more energy and maintenance efficient. The issue is primarily aesthetics. According to Power 4000 degrees has emerged as an industry standard. There is maybe a 10% difference in efficiency. 3000 degrees will be used at the Convention Center. TH – would like to see a pilot (demonstration) project. DoP – the new 5th Ave. bridge is 4000. Northridge, west of Indianola is 5000. Possibility of doing a test there for comparison. RL – some cities are doing a hierarchical approach. – 4000 on major roads, 3000 on residential streets. Coordinate any demonstration with staff.

Public Forum

3:01:00

Staff Certificates of Appropriateness have been issued since last notification (March 17, 2016)

1. 253 E. Spring St. - Roofing
2. 136 W. Mound St. - Windows
3. 111 W. Nationwide Blvd. – Food Service window, Awning
4. 369 S. High St. – Roofing
5. 195 E. Long St. – wall sign
6. 274 E. Long St. – Temp surface parking – fencing, landscaping
7. 96 S. Grant Ave. – Temp. banners, Main Library
8. 33 N. Grant Ave. – egress windows and rear stairs
9. 160 S. High St. – Columbus Commons – Temp, seasonal stage extension, tent cover
10. 20 S. Third St. – Roofing
11. 360 E. Long St. – Door

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404. 3:03:00